

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22075

Property Information

property address: 302 E 27TH ST

legal description: CITY OF BRYAN, BLOCK 25, LOT 1R

owner name/address: FIRST BAPTIST CHURCH OF BRYAN

PO BOX 1299

BRYAN, TX 77806-1299

full business name: First B. Church + Brazos County Parking

land use category: Public / Semi Public type of business: parking lot → shared with R22079

current zoning: DT-C

occupancy status: occ

lot area (square feet): 17250

frontage along Texas Avenue (feet):

lot depth (feet): 115

sq. footage of building:

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards N/A

Improvements

of buildings: 1 building height (feet): # of stories:

type of buildings (specify):

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) N/A

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: steel + ply wood

overall condition (specify): ok

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 54 (shared with R22079)

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: crowded, faded stripes; illegal parallel parking

end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

N/A

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) little barn (acc. build) + trailer
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no N/A

Other Comments:

